

Neither Title nor Survey Examined by Preparer at the request of the parties herein

This Instrument Prepared By:
Cynthia A. Martin
MASSEY STOTSER & NICHOLS, P.C.
1780 Gadsden Highway
Birmingham, Al 35235

Send Tax Notice To:
Clayton Properties Group, Inc.
3111 Timberlake Drive
Birmingham, AL. 35243

STATE OF ALABAMA ()
SHELBY COUNTY ()

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of EIGHTY-FIVE THOUSAND AND 00/100 (\$85,000.00) Dollars in hand paid to **DOMAIN TIMBERLAKE MULTISTATE 2, LLC**, a Delaware limited liability company, ("hereinafter referred to as "Grantor") by **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 309, according to the Survey of Simms Landing, Phase 3, as recorded in Map Book 60, Page 2, in the Probate Office of Shelby County, Alabama.

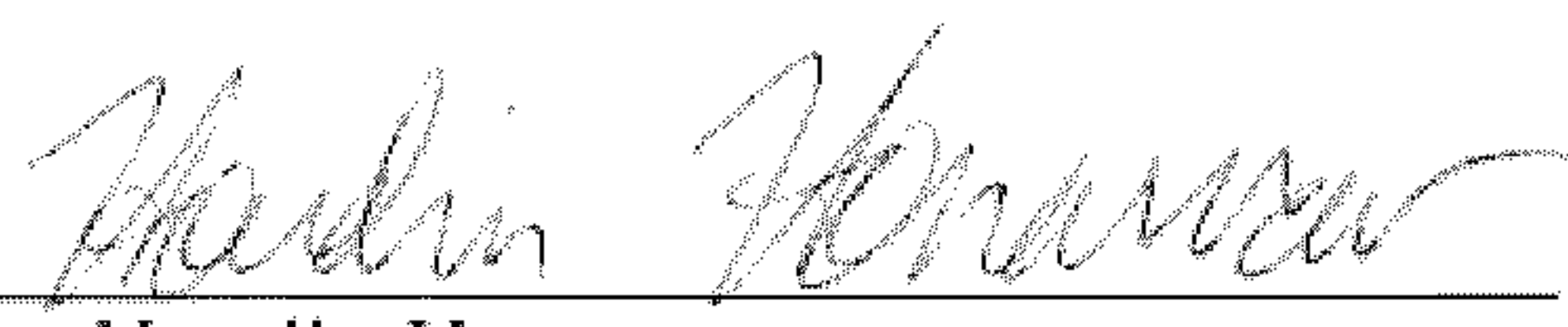
TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, its successors and assigns forever, by, though, or under Grantor, subject however to the following:

1. Taxes for the current year and subsequent years, not yet due or payable.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, if any.

IN WITNESS WHEREOF, the undersigned, Houdin Honarvar, as Authorized Signatory of Domain Timberlake Holdings, LLC, the Manager of Domain Timberlake Multistate 2, LLC, a Delaware Limited Liability Company, has hereunto set its signature seal, on this the 05 day of August, 2025.

GRANTOR:
DOMAIN TIMBERLAKE MULTISTATE 2,
LLC
a Delaware Limited Liability Company

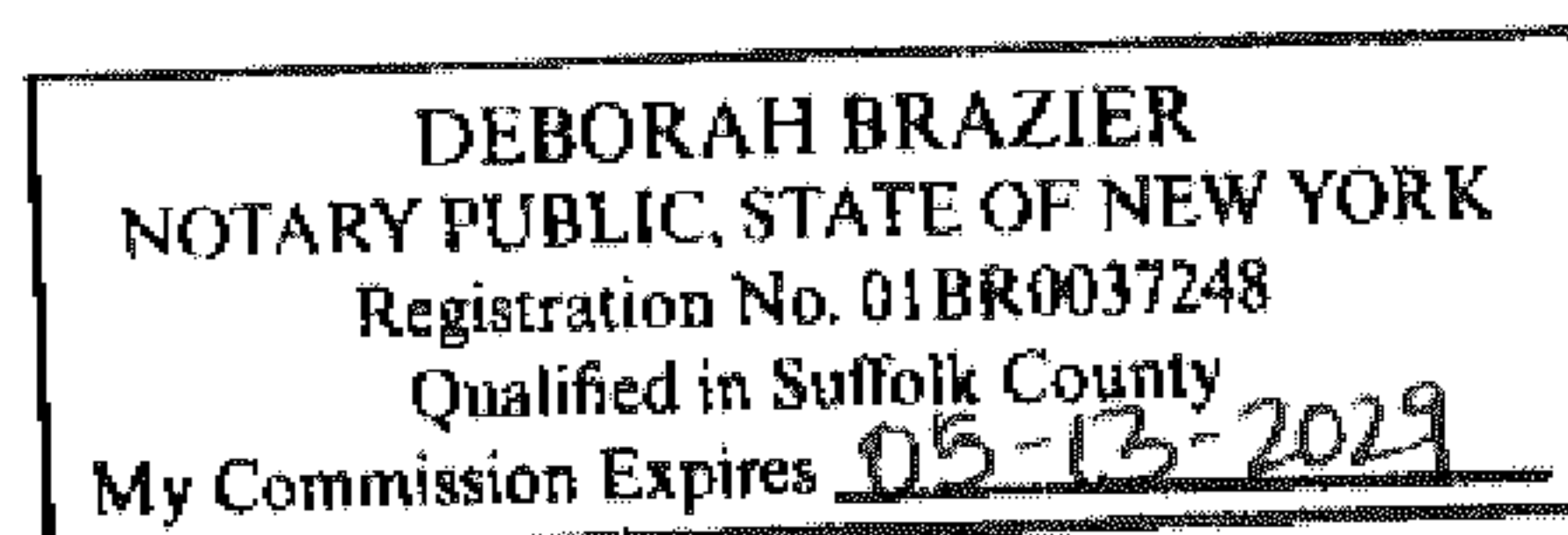
By: Domain Timberlake Holdings, LLC
Its: Manager


By: Houdin Honarvar
Its: Authorized Signatory

STATE OF NEW YORK 0
COUNTY OF NEW YORK 0

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certifies that Houdin Honarvar, the Authorized Signatory of Domain Timberlake Holdings, LLC the Manager of Domain Timberlake Multistate 2, LLC, a Delaware Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance, he, in his capacity as said Authorized Signatory and with full authority, executed the same voluntarily for and as the act of the said company.

Given under my hand and official seal, this the 5th day of August, 2025.




Notary Public

My Commission Expires: 05-13-2029



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/08/2025 08:53:42 AM
 \$113.00 PAYGE
 20250808000241850

Alvin S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Domain Timberlake Multistate 2, LLC</u>	Grantee's Name	<u>Clayton Properties Group, Inc.</u>
Mailing Address	<u>520 Madison Ave</u> <u>New York, NY 10022</u>	Mailing Address	<u>3111 Timberlake DR</u> <u>BIRMINGHAM, AL 35243</u>
Property Address	<u>5149 Simms Ridge</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>August 7, 2025</u>
		Total Purchase Price	<u>\$85,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
 (Recordation of documentary evidence is not required)

☐ Bill of Sale
 ☒ Sales Contract
 ☐ Appraisal
 ☐ Other:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Name: Domain Timberlake Multistate 2, LLC

Date: 5th day of August, 2025

Domain Timberlake Multistate 2, LLC

By: *Houdin Honarvar*
 Houdin Honarvar, Authorized Signatory

Deborah Brazier (Verified)
 Deborah Brazier

DEBORAH BRAZIER
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01BR0037248
 Qualified in Suffolk County
 My Commission Expires 05-13-2029